

# Unit 1402 - Gallery One

1402 - 2670 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11649917
Status:	Active
Size:	470 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$185,000
List PPSF:	\$394
Valuated Price:	\$151,000
Valuated PPSF:	\$321

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

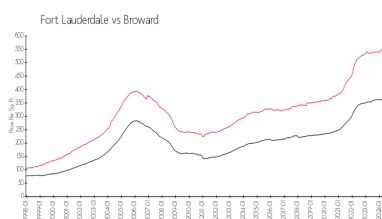
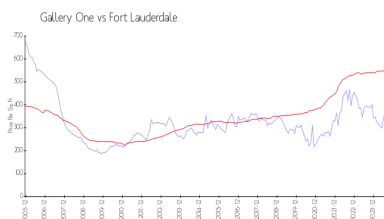
## Building Information

Number of units:	231
Number of active listings for rent:	0
Number of active listings for sale:	58
Building inventory for sale:	25%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	341 sq ft	Nov 2024	\$130,000	\$381
320	554 sq ft	Oct 2024	\$140,000	\$253
519	554 sq ft	Aug 2024	\$192,000	\$347
1126	379 sq ft	Jul 2024	\$190,000	\$501
1022	548 sq ft	May 2024	\$220,000	\$401
1124	639 sq ft	May 2024	\$210,000	\$329
732	643 sq ft	May 2024	\$166,600	\$259

## Market Information



Gallery One: \$264/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Gallery One	25%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Gallery One	128 days
Fort Lauderdale	86 days
Broward	74 days

